



Orchard Close, Shillingford, OX10 7HQ

Guide Price £675,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Located in a pleasant cul-de-sac location is this rarely available four-bedroom, three bathroom detached bungalow with double garage, impressive kitchen-diner and beautifully manicured garden.

This very well presented and practical bungalow comes to the market with no onward chain and has a large, very private garden with an array of well-stocked boarders and tool shed. Built in the mid 1980`s the bungalow comprises entrance hall, large lounge-diner with gas fire, excellent kitchen-diner with central island, modern family bathroom, and four bedrooms; two with en-suite shower rooms. The fourth bedroom is currently used as a useful study with access to a small courtyard.

To the front of the property there is a double driveway leading to a double garage; half of which is currently used as a boot room/utility.

For the presentation, location, and garden to be fully appreciated we would highly recommend arranging a viewing.





Key Features

- Four-bedroom detached bungalow.
- Three bathrooms.
- Cul-de-sac location in Shillingford village.
- Double driveway and double garage.
- Beautifully manicured garden with an array of shrubs & flowers.
- Offered for sale with no onward chain.
- Kitchen-diner with vaulted ceiling and central island.



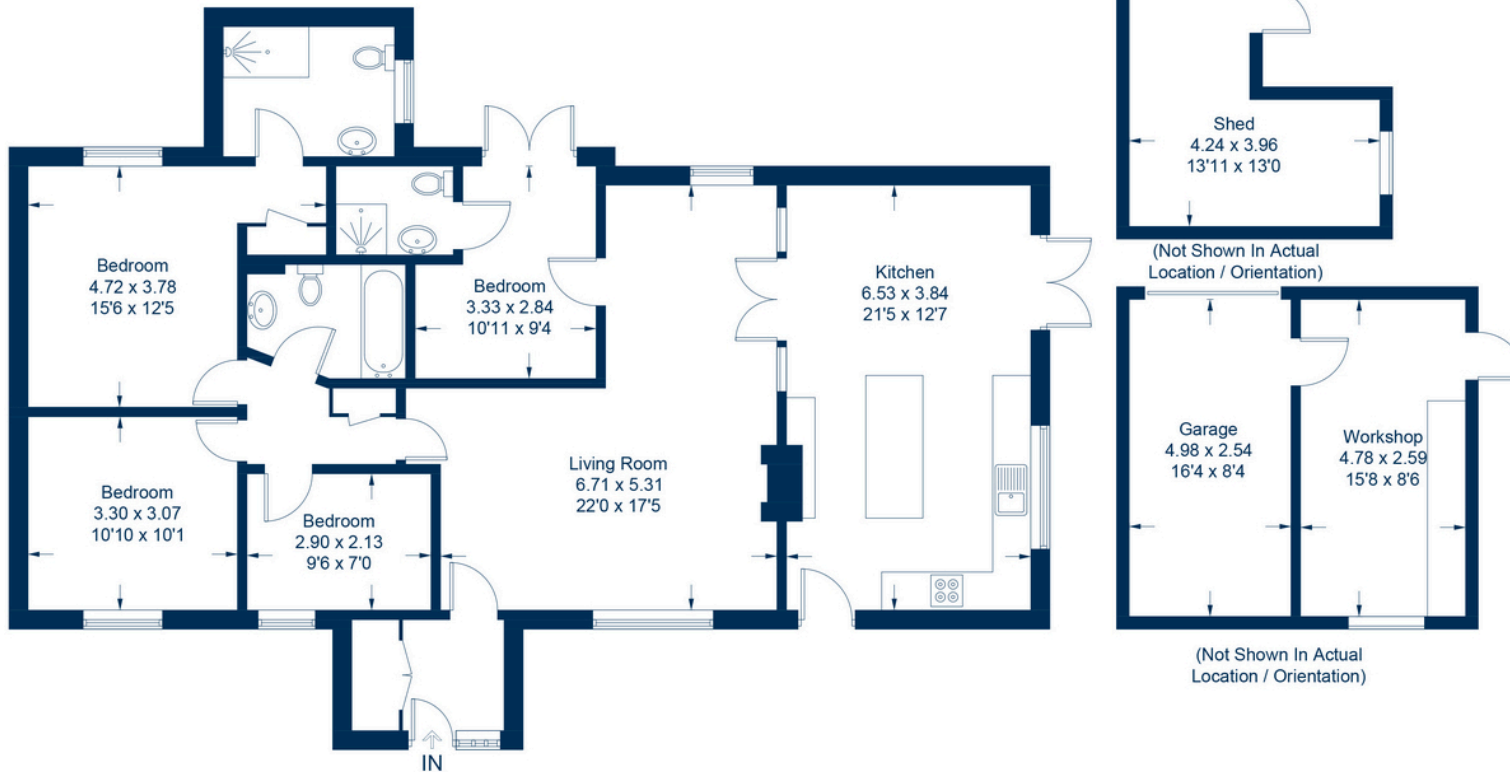
The Location

Shillingford is a picturesque village located on the banks of the River Thames in South Oxfordshire, approximately 12 miles south of Oxford and within 13 miles of Henley-on-Thames. It lies close to the historic market town of Wallingford, just 3 miles away, which offers a wide range of day-to-day amenities including shops, pubs, restaurants, and recreational facilities. The area is well-connected for commuters, with nearby train stations at Cholsey, Goring, and Didcot Parkway providing services to London Paddington via Reading, and easy access to the M40 (J6) and M4 (J12) for travel to the M25 and Heathrow Airport. Shillingford is also well-served by a variety of schools, including state primaries in Warborough and Wallingford, secondary education in Wallingford, and several prestigious independent schools such as Moulsoford Prep, Cranford House, The Oratory, Downe House, Radley College, and Abingdon School. The location is ideal for enjoying the outdoors, with immediate access to the Thames Path for scenic riverside and woodland walks.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Ofcom checker indicates standard broadband to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with some of the major providers could be compromised. The government portal generally highlights this as an unlikely/very low risk address for flooding. If the property was built before 1985 buyers are advised to undergo their own investigations to determine the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



Approximate Gross Internal Area = 119.7 sq m / 1,288 sq ft
Garage = 38.7 sq m / 416 sq ft
Total = 158.4 sq m / 1,704 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Wallingford Office

72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833

E wallingford@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS